

046.D

0001

0002.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

601,600 / 601,600

USE VALUE:

601,600 / 601,600

ASSESSED:

601,600 / 601,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
33		LEWIS AVE, ARLINGTON

OWNERSHIP	Unit #:	2
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Owner 1: ASKENAZI MANOR

Owner 2: MUZIKANSKY ALONA

Owner 3:

Street 1: 33 LEWIS AVE #2

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: OHL GEORGE E & JOHN W -

Owner 2: -

Street 1: P.O. BOX 812466

Twn/City: WELLESLEY

St/Prov: MA Cntry

Postal: 02482

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1900, having primarily Clapboard Exterior and 1800 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7033																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	599,000	2,600		601,600		147139
							GIS Ref
							GIS Ref
							Insp Date
							07/12/18

PREVIOUS ASSESSMENT								Parcel ID	046.D-0001-0002.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	599,000	2600	.	.	601,600		Year end	12/23/2021
2021	102	FV	581,700	2600	.	.	584,300		Year End Roll	12/10/2020
2020	102	FV	573,000	2600	.	.	575,600	575,600	Year End Roll	12/18/2019
2019	102	FV	509,500	2600	.	.	512,100	512,100	Year End Roll	1/3/2019
2018	102	FV	451,300	2600	.	.	453,900	453,900	Year End Roll	12/20/2017
2017	102	FV	411,900	2600	.	.	414,500	414,500	Year End Roll	1/3/2017
2016	102	FV	411,900	2600	.	.	414,500	414,500	Year End	1/4/2016
2015	102	FV	401,100	2600	.	.	403,700	403,700	Year End Roll	12/11/2014

SALES INFORMATION			TAX DISTRICT			PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
OHL GEORGE E &	36397-277		9/12/2002		401,000	No	No		
	18147-377		5/1/1987		219,900	No	No	Y	

BUILDING PERMITS										ACTIVITY INFORMATION				
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name		
11/29/2007	1095	Wood Dec	6,052			G9	GR FY09	12X16	7/12/2018	Measured	DGM	D Mann		
									5/6/2000		197	PATRIOT		

Sign: VERIFICATION OF VISIT NOT DATA _____



Prior Id # 1:	147139
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT	
Date	Time
12/29/21	23:49:24
LAST REV	
Date	Time
07/12/18	17:01:18
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

EXTERIOR INFORMATION						BATH FEATURES			COMMENTS			SKETCH						
Type: 99 - Condo Conv			Full Bath: 2	Rating: Good		A Bath:	Rating:		Building Number 1.									
Sty Ht: 2A - 2 Sty +Attic			3/4 Bath:	Rating:		A 3QBth:	Rating:											
(Liv) Units: 1	Total: 1		1/2 Bath:	Rating:		A HBth:	Rating:											
Foundation: 3 - BrickorStone			OthrFix:	Rating:														
Frame: 1 - Wood																		
Prime Wall: 2 - Clapboard																		
Sec Wall:		%																
Roof Struct: 1 - Gable																		
Roof Cover: 1 - Asphalt Shgl																		
Color: BLUE																		
View / Desir: N - NONE																		
GENERAL INFORMATION						OTHER FEATURES			RESIDENTIAL GRID									
Grade: C - Average			Kits: 1	Rating: Good		1st Res Grid	Desc: Line 1	# Units 1										
Year Blt: 1900	Eff Yr Blt:		A Kits:	Rating:		Level	FY LR DR D K FR RR BR FB HB L O											
Alt LUC:		Alt %:	Frl: 1	Rating: Good		Other												
Jurisdict:		Fact: .	WSFlue:	Rating:		Upper												
Const Mod:						Lvl 2												
Lump Sum Adj:						Lvl 1												
						Lower												
INTERIOR INFORMATION						CONDOS INFORMATION			TOTALS									
Avg Ht/FL: STD			Location:			Totals	RMs: 7	BRs: 3	Baths: 2	HB								
Prim Int Wal 2 - Plaster			Total Units:															
Sec Int Wall:		%	Floor: 1 - 1st Floor															
Partition: T - Typical			% Own: 50.000000000															
Prim Floors: 3 - Hardwood			Name: 75 - 7033															
Sec Floors:		%																
Bsmnt Flr:																		
Subfloor:																		
Bsmnt Gar:																		
Electric: 3 - Typical																		
Insulation: 2 - Typical																		
Int vs Ext: S																		
Heat Fuel: 1 - Oil																		
Heat Type: 3 - Forced H/W																		
# Heat Sys: 1																		
% Heated: 100		% AC:																
Solar HW: NO	Central Vac:	NO																
% Com Wal		% Sprinkled																
Depreciated Total: 599014																		
MOBILE HOME						Make:		Model:		Serial #:		Year:		Color:				
SPEC FEATURES/YARD ITEMS						PARCEL ID 046.D-0001-0002.0												
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod/JFact	Juris. Value	
22	Wood Deck	D	Y	1	12X16	G	VG	2007	14.01	T	4.8	102			2,600		2,600	
More: N						Total Yard Items:			2,600	Total Special Features:				Total:	2,600			
Undisplayed Areas: GLA: 1800																		
RESIDENTIAL GRID																		
REMODELING																		
RES BREAKDOWN																		
CALC SUMMARY																		
COMPARABLE SALES																		
SUB AREA																		
SUB AREA DETAIL																		
IMAGE																		
AssessPro Patriot Properties, Inc																		